

**Full Planning Application 07/02675/FUL**  
**at**  
**14A Gloucester Lane**  
**Edinburgh**  
**EH3 6ED**

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**Development Quality Sub-Committee  
of the Planning Committee**

22 August 2007

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1 Purpose of report

To consider application 07/02675/FUL, submitted by Mr Day. The application is for: **Change of use to form flat with private parking space from 6 car parking garage including widening existing rear windows**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 **The Site and the Proposal**

**Site description**

The application site is part of a two storey mews property located on the east side of Gloucester Lane, approximately midway between Heriot Row and Gloucester Place. The surrounding properties are mainly residential. The application relates to the ground floor garage. The first floor is a separate residential unit.

The property is located within the World Heritage site. It is not listed but the majority of the surrounding properties are Category A listed, including the mews properties on the opposite side of the road.

This property is located within the New Town Conservation Area.

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### **Site History**

31 January 2007 Planning application granted at Committee for alterations and change of use to form offices from car parking garage, including windows to the rear (06/03184/FUL).

9 August 1999 Planning permission granted for similar proposal at number 18 to introduce windows at ground floor overlooking the rear (99/01733/FUL).

### **Description of the Proposal**

It is proposed to change the use of the property from garage to residential.

Physical alterations include replacing the existing garage doors with sliding bi-folding timber doors with glazed panels and inserting two timber sash and case windows to the rear, replacing the existing narrow windows.

## **3 Officer's Assessment and Recommendations**

### Determining Issues

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.
- Do the proposals comply with the development plan?
- If the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the development, are there any compelling reasons for approving them?

### ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) The proposed use is acceptable in this location,
- b) The proposed alterations are acceptable and preserve or enhance the character and appearance of the conservation area,
- c) The change of use will result in a loss of residential amenity or will affect road safety,

d) There will be adequate amenity for future occupants of the unit.

a) The application site is within an area designated within the Central Edinburgh Local Plan as Housing and Compatible Uses. The property is surrounded by residential units of differing sizes, including many mews flats on this stretch of Gloucester Lane. The proposed use is acceptable in principle.

b) The conservation area's character is summarised in the local plan as follows; *'A planned urban concept of European significance, the New Town has an overriding character of Georgian formality. The First New Town, built to James Craig's 1767 plan, has experienced significant redevelopment, while the Second, Third and Fourth New Towns, which were laid out on estates to the north, east and west retain most of their original buildings. Stone built terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews buildings, many of which are now in housing use. The importance of the area therefore lies in the formal plan layout of buildings, streets, mews and gardens and in the quality of the buildings themselves. Many of the New Town's buildings are listed category 'A' of national importance and the area contains some of the city's finest interiors'*.

The use of timber will enhance the frontage. The style and design of the windows to the rear of the property are acceptable for inclusion within the conservation area. The alterations to the property will not have a detrimental effect on the character and appearance of the conservation area.

c) There is communal garden ground to the rear of the application property and the proposed windows will overlook this area. However, the property has existing ground floor windows. Similar alterations to ground floor windows in other properties facing into the garden ground have been allowed. There are many windows of residential properties at first floor level along the back of the mews overlooking this area. The proposed alterations to the windows will not result in any further undue loss of privacy in the garden to the rear.

The proposal will result in the loss of garage parking but this is not related to the residential property immediately above the application site. Gloucester Lane garages are used by businesses for off street parking creating noise and pollution throughout the day and with no restrictions on their use at any other time. The change of use of the property to residential will reduce the number of vehicles using the lane for parking purposes, and therefore improving amenity.

d) The proposed unit is large enough to provide a reasonable living space for future inhabitants. Although largely single aspect, the residential unit would have an adequate amount of daylight to the main living quarters through the proposed windows to the rear. In order to protect the amenity of future occupants from disturbance, the garage should remain attached to the flat in

ownership and not leased or sold separately. Overall amenity for future occupants would be acceptable subject to a condition ensuring the flat and garage remain together as one unit.

In conclusion, the proposals will not affect the character and appearance of the conservation, will not be detrimental to the residential amenity of the area and will have a satisfactory level of amenity for future occupants. The proposals are acceptable.

It is recommended that the Committee approves this application subject to the condition relating to the flat and garage remaining together as one unit.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	David Shepherd on 529 3924
<b>Ward affected</b>	18 - New Town (OLD)
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	25 June 2007
<b>Drawing numbers/</b>	1-2.
<b>Scheme</b>	Scheme 1

**Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal: [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: [ian.dryden@edinburgh.gov.uk](mailto:ian.dryden@edinburgh.gov.uk).

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [gavin.king@edinburgh.gov.uk](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

The application was advertised on 6 July 2007. Seven letters of objection have been received from neighbours raising the following concerns:

1. loss of privacy (addressed in assessment c),
2. loss of parking (addressed in assessment c),
3. proposed flat should be one bedroom and not two (addressed in assessment d),
4. appearance of windows to the rear (addressed in assessment b).

***Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.***

### Planning Policy

The site is within the Central Edinburgh Local Plan area under a Housing and Compatible Uses land use designation. It is also within the Finalised Edinburgh City Local Plan area.

### Relevant Policies:

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Policy H3 (HOUSING - CONVERSION OF NON-RESIDENTIAL BUILDINGS) encourages, and sets out criteria for assessing, the change of use of suitable non-residential buildings to housing.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Policy Hou 5 (Conversion to Housing) sets criteria for assessing the change of use to residential.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

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Conditions/Reasons associated with the Recommendation

**Recommendation**

It is recommended that this application be **GRANTED**

**Conditions**

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The flat and the garage are to remain together as one unit and not to be leased or sold separately.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to protect the residential amenity of the occupant of the flat.

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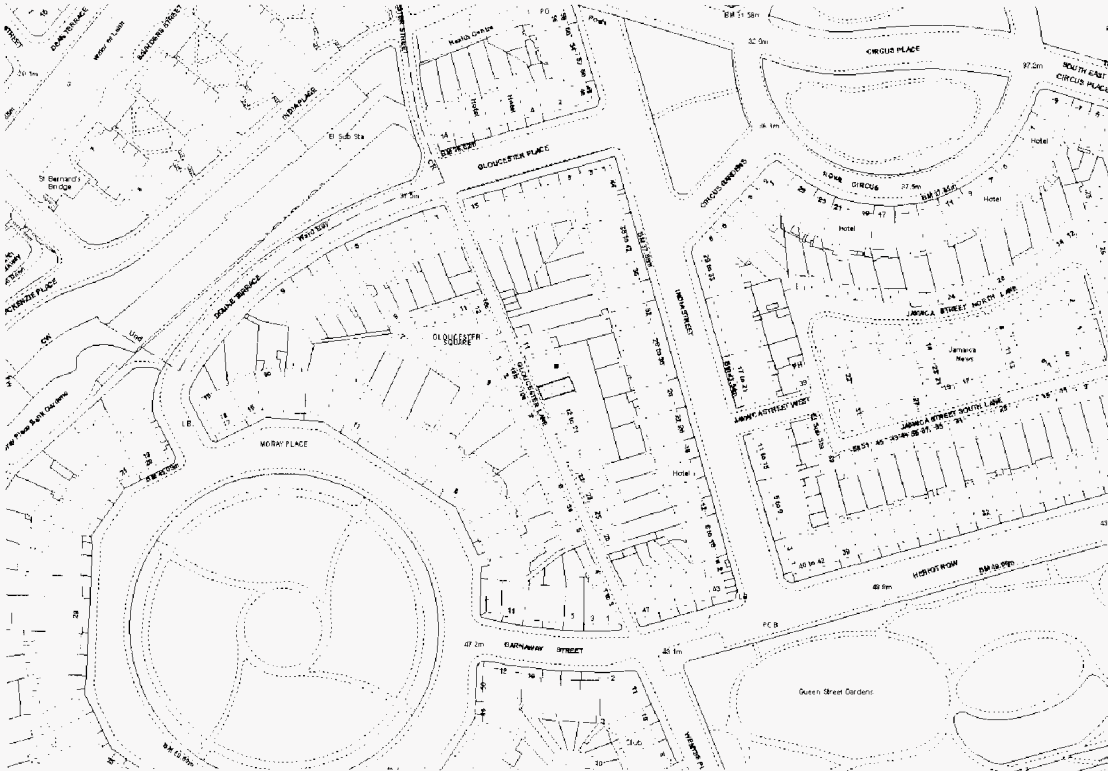
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## Location Plan

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